TALAVERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		$779,677.00
COLLECTION COSTS @	2%	$16,588.87
EARLY PAYMENT DISCOUNT @	4%	$33,177.74
TOTAL O&M ASSESSMENT		$829,443.62

			UNITS ASSESSED				TOTAL ADMINISTRATIVE BUDGET			$101,827.00		TOTAL FIELD BUDGET		$677,850.00				PER LOT ANNUAL ASSESSMENT				
							COLLECTION COSTS @		2%	$2,166.53		COLLECTION COSTS @	2%	$14,422.34								
							EARLY PAYMENT DISCOUNT @		4%	$4,333.06		EARLY PAYMENT DISCOUNT @	4%	$28,844.68								
							TOTAL O&M ASSESSMENT			$108,326.60		TOTAL O&M ASSESSMENT		$721,117.02								
LU	LOT SIZE	Phase	O&M	SERIES 2016 A-1 [1]	SERIES 2016 A-3 [1]	SERIES 2019 [2]	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL SERIES 2016A-1 DEBT SERVICE ASSESSMENT	TOTAL SERIES 2016A-3 DEBT SERVICE ASSESSMENT	TOTAL SERIES 2019 DEBT SERVICE ASSESSMENT	TOTAL O&M	2016 A-1 DEBT SERVICE [3]	2016 A-3 DEBT SERVICE [4]	2019 DEBT SERVICE [5]	TOTAL [6]
0																						
60/65-1A1	Single Family 60' / 65'	Phase 1A-1	34	34	0	0	1.00	34.00	4.25%	$4,603.88	$135.41	1.00	$39,417.97	$1,159.35	$34,000.00	$0.00	$0.00	$1,294.76	$1,000.00	$0.00	$0.00	$2,294.76
751A1	Single Family 75'	Phase 1A-1	72	72	0	0	1.00	72.00	9.00%	$9,749.39	$135.41	1.00	$83,473.35	$1,159.35	$82,800.00	$0.00	$0.00	$1,294.76	$1,150.00	$0.00	$0.00	$2,444.76
60/65-1A2	Single Family 60' / 65'	Phase 1A-2	135	135	0	0	1.00	135.00	16.88%	$18,280.11	$135.41	1.00	$156,512.54	$1,159.35	$135,000.00	$0.00	$0.00	$1,294.76	$1,000.00	$0.00	$0.00	$2,294.76
751A2	Single Family 75'	Phase 1A-2	7	7	0	0	1.00	7.00	0.88%	$947.86	$135.41	1.00	$8,115.46	$1,159.35	$8,050.00	$0.00	$0.00	$1,294.76	$1,150.00	$0.00	$0.00	$2,444.76
60/65-1A3	Single Family 60' / 65'	Phase 1A-3	78	0	78	0	1.00	78.00	9.75%	$10,561.84	$135.41	1.00	$90,429.47	$1,159.35	$0.00	$78,000.00	$0.00	$1,294.76	$0.00	$1,000.00	$0.00	$2,294.76
751A3	Single Family 75'	Phase 1A-3	27	0	27	0	1.00	27.00	3.38%	$3,656.02	$135.41	1.00	$31,302.51	$1,159.35	$0.00	$31,050.00	$0.00	$1,294.76	$0.00	$1,150.00	$0.00	$2,444.76
60/65-1B1	Single Family 60' / 65'	Phase 1B1	46	0	46	0	1.00	46.00	5.75%	$6,228.78	$135.41	1.00	$53,330.20	$1,159.35	$0.00	$46,000.00	$0.00	$1,294.76	$0.00	$1,000.00	$0.00	$2,294.76
60/65-1E	Single Family 60' / 65'	Phase 1E	35	0	35	0	1.00	35.00	4.38%	$4,739.29	$135.41	1.00	$40,577.32	$1,159.35	$0.00	$35,000.00	$0.00	$1,294.76	$0.00	$1,000.00	$0.00	$2,294.76
751E	Single Family 75'	Phase 1E	35	0	35	0	1.00	35.00	4.38%	$4,739.29	$135.41	1.00	$40,577.32	$1,159.35	$0.00	$40,250.00	$0.00	$1,294.76	$0.00	$1,150.00	$0.00	$2,444.76
60/65-1B2	Single Family 60' / 65'	Phase 1B2	47	0	47	0	1.00	47.00	5.88%	$6,364.19	$135.41	1.00	$54,489.55	$1,159.35	$0.00	$47,000.00	$0.00	$1,294.76	$0.00	$1,000.00	$0.00	$2,294.76
651C	Single Family 65'	Phase 1C	39	0	0	39	1.00	39.00	4.88%	$5,280.92	$135.41	1.00	$45,214.73	$1,159.35			$42,236.22	$1,294.76	$0.00	$0.00	$1,082.98	$2,377.74
751C	Single Family 75'	Phase 1C	27	0	0	27	1.00	27.00	3.38%	$3,656.02	$135.41	1.00	$31,302.51	$1,159.35	$0.00	$0.00	$33,750.00	$1,294.76	$0.00	$0.00	$1,250.00	$2,544.76
652B	Single Family 65'	Phase 2B	40	0	0	40	1.00	40.00	5.00%	$5,416.33	$135.41	1.00	$46,374.08	$1,159.35	$0.00	$0.00	$43,319.20	$1,294.76	$0.00	$0.00	$1,082.98	$2,377.74
	Single Family 65'	Future Phases	175	0	0	0	1.00	175.00	21.88%	$23,696.44	$135.41	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$135.41	$0.00	$0.00	$0.00	$135.41
	Single Family 75'	Future Phases	3	0	0	0	1.00	3.00	0.38%	$406.22	$135.41	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$135.41	$0.00	$0.00	$0.00	$135.41
	TOTAL		800	248	268	106		800.00	100%	$108,326.60			$721,117.02		$259,850.00	$277,300.00	$119,305.42					
	LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)									($6,499.60)			($43,267.02)		($15,383.12)	($16,416.16)	($7,062.88)					
	Net Revenue to be Collected									$101,827.00			$677,850.00		$244,466.88	$260,883.84	$112,242.54					

[1] Reflects the number of total lots with Series 2016 debt outstanding.

[2] Reflects the number of total lots with Series 2019 debt outstanding.

[3] Annual debt service assessment per lot adopted in connection with the Series 2016A-1 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

[4] Annual debt service assessment per lot adopted in connection with the Series 2016A-3 bond issue. Assessment levels prior to Series 2016A-3 amortization include interest only, Pasco County collection costs and early payment discount costs.

[5] Annual debt service assessment per lot adopted in connection with the Series 2019 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

[6] Annual assessment that will appear on November 2020 Pasco County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).